

orm and Correctness Approved:

Contents Approved:

Office of the City Attorney

NORFOLK, VIRGINIA

By
DEPT**ORDINANCE No. 41,939****PH-2A**

AN ORDINANCE TO AMEND CHAPTER 27 OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO CREATE THE SPECTRUM AT WILLOUGHBY MIXED USE PLANNED DEVELOPMENT DISTRICT (PD-MU SPECTRUM AT WILLOUGHBY).

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Chapter 27 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), is hereby amended and reordained by adding thereto a new section, including subsections, to be designated generally as section 27-24 and titled "Spectrum at Willoughby Mixed Use Planned Development District (PD-MU Spectrum at Willoughby)" and containing text and graphics as set forth in "Exhibit A," attached hereto.

Section 2:- That this ordinance shall be in effect from the date of its adoption.

Adopted by Council July 19, 2005
Effective July 19, 2005

TRUE COPY
TESTE:

R. BRECKENRIDGE DAUGHTREY, CITY CLERK

BY: _____
DEPUTY CITY CLERK

EXHIBIT A

27-24 **The Spectrum at Willoughby Mixed Use Planned Development District (PD-MU Spectrum at Willoughby)**

- 27-24.1 *Purpose Statement.* The Spectrum at Willoughby Mixed Use Planned Development District ("the District") is intended to provide for the establishment of a mixed use community containing residential and commercial structures, a yacht club for the use of the community's residents and water-related uses. The community is located on approximately 14.2 acres of land at the westernmost end of Bayville Street on the southern side of Willoughby Spit on Willoughby Bay. The residential component of the community will be created as one or more condominium regimes which shall include three (3) mid-rise structures of four to six stories in height above the enclosed parking structure for the buildings' residents and approximately ten (10) low-rise buildings containing townhouse units of two to three stories in height. The commercial structures of the community will consist of two (2) to three (3) buildings containing approximately 35,000 square feet of retail shops, offices, restaurants, and amenities for use primarily by the residents of the community. A few loft-type residential units will be located within one of the commercial structures. The buildings which are primarily used for commercial purposes will be located toward the northerly end of the district adjacent to Interstate 64. The yacht club component will include approximately eighty (80) boat slips of varying length, a fuel dock, a support facility (a commercial use available to the public), and a clubhouse containing approximately 2,000 square feet.
- 27-24.2 *Principal Uses:* Uses in the this district shall be permitted by right or by special exception as specified in the Table of Principal Uses found at section 27-24.3 and shall be restricted to the uses listed therein.
- 27-24.3 **TABLE OF PRINCIPAL USES FOR THE SPECTRUM AT WILLOUGHBY
MIXED USE PLANNED DEVELOPMENT (PD-MU SPECTRUM AT
WILLOUGHBY) DISTRICT**

Legend	Principle Uses, Spectrum at Willoughby
P = Permitted Use	
S = Special Exception Use	
USE	
RESIDENTIAL	
One-family Dwelling/Condominium	P
Two-family Dwelling/Condominium	P
Townhouse/Attached Dwelling	P
Multiple-Family Dwelling	P
Mixed Uses	P
OFFICE & RELATED USES	
Financial Institutions	P
Medical/Dental Offices	P
Offices	P
Day Care Center	P
Government Building and Site (excluding those of an industrial nature)	P
RETAIL SALES & SERVICES USES	
Boat Sales and Services (but not repair)	P
Boutique	P
Eating Establishment	P
Eating and Drinking Establishment with entertainment	S
Eating Establishment (operating after midnight)	S
Establishment for the sale of alcoholic beverages for off-premises consumption	S
Gas Station/Marina Fueling (sales only)	S
Health and Fitness Facility	P
Retail Goods Establishment	P
Retail Services Establishments	P
Retail Goods/Services Establishments (operating after midnight)	S
Plant and Garden Shop	P
RECREATION, CULTURAL & ENTERTAINMENT	
Art Gallery	P
Art Studio	P
Community and Recreation Center (Private)	P
Parks/Playground	P
Personal Watercraft Rental	S

Fishing Pier	P
Yacht Club	P
Music Conservatory	P
Museum	P
Religious Institution (building not to exceed 6,000 square feet)	S

- 27-24.4 *Maximum Density.* The District permits the development of not more than 333 residential dwellings in the entire District accounting for a density of not more than 24 residential units per acre. The District permits the development of not more than 35,000 square feet of commercial space, including retail shops, offices, restaurants, the yacht club support facility, clubhouse, and recreational areas.
- 27-24.5 *Maximum Building Heights.* The maximum building height for the mid-rise structures (buildings with more than 30 dwelling units) shall be 100 feet; provided, however, that a feature or features which are not larger than 30% of the square footage of the first floor of each building may exceed the maximum building height. For the low-rise residential buildings (buildings with fewer than 30 dwelling units) commercial and mixed-use buildings, the mean roof height will not exceed 50 feet.
- 27-24.6 *Parking Requirements.* For the mid-rise structures, 1.5 spaces per dwelling unit are required. For the low-rise buildings, two (2) enclosed parking spaces are required for each dwelling unit. For the commercial areas, four (4) parking spaces are required for each 1,000 square feet of leasable space, with the exception of a restaurant uses, for which one (1) parking space is required for each four (4) seats.
- 27-24.7 *Useable Open Space.* The District shall provide useable open space as defined in section 2-3 of not less than 32% of the total area of the land within the District. The open space adjacent to the westerly bay-front areas shall be accessible to the general public.
- 27-24.8 *Yard/Setback Requirements.* All structures shall be situated at least 30 feet from the existing terminus

of Bayville Street and the District's boundary line adjacent to Interstate 64. The mid-rise structures shall be set back a minimum of 25 feet from the District's boundary lines. The mid-rise structures shall be situated not less than 50 feet from each other and from any adjoining commercial or mixed use buildings. The low-rise buildings shall be set back a minimum of 8 feet from the District's boundary lines and shall be situated at least 14 feet from any other structure. The commercial and mixed use buildings shall be set back a minimum of 15 feet from the District's boundary lines.

- 27-24.9 *Development Approval Required.* All buildings constructed in the District must receive approval of site plan, site design, and building elevations from the City of Norfolk Department of Planning and Community Development before any building permit may be issued.